



1 Sandown Close, Tunbridge Wells, Kent, TN2 4RL

Guide Price £850,000

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Coming to the market with NO ONWARD CHAIN is this well presented spacious family home that enjoys a secluded corner plot in a desirable cul de sac location and is set well back and screened with mature shrubs. The property enjoys a spacious entrance hall, together with a 21' x 19' L shaped reception / dining with French Doors to the garden. There is a separate modern kitchen, overlooking the rear garden. The integrated garage is ideal for conversion into the house (subject to the necessary consents) . The first floor boasts 4 double bedrooms, all with fitted wardrobes. The family bathroom has an Aqualisa shower above the bath. The gardens are a particular feature with a large front, side and secure rear gardens which are well stocked and maintained. There is current planning permission for the construction of a two-storey front and side extensions with dormers, erection of single-storey rear extension, replacement of front dormer and external flue. Reference 23/00732/FULL. The driveway provides parking for multiple cars. We recommend an early viewing for this wonderful chain free home.

- Cul de Sac Location
- Corner Plot
- 1405 sq ft / 130.5 Sq m (inc integral garage)
- L shaped Living / Dining
- French Doors to Garden
- Downstairs Cloakroom
- Modern Kitchen
- 4 Double Bedrooms (all have fitted wardrobes)
- Good Sized Level Garden
- Planning permission for extension in place
- No Onward Chain
- Warm air heating system, immersion hot water





Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

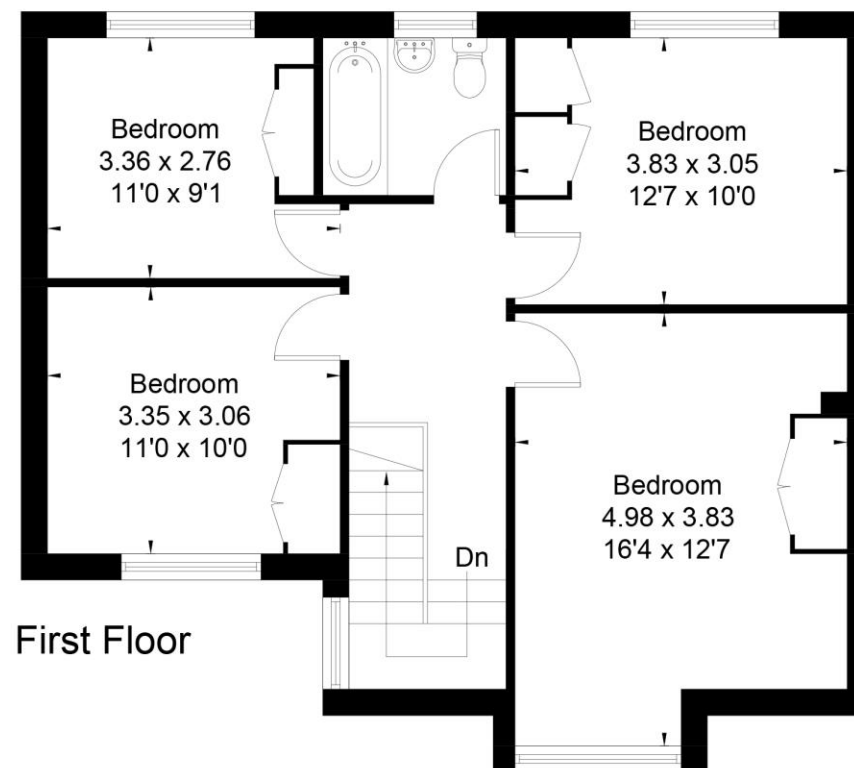
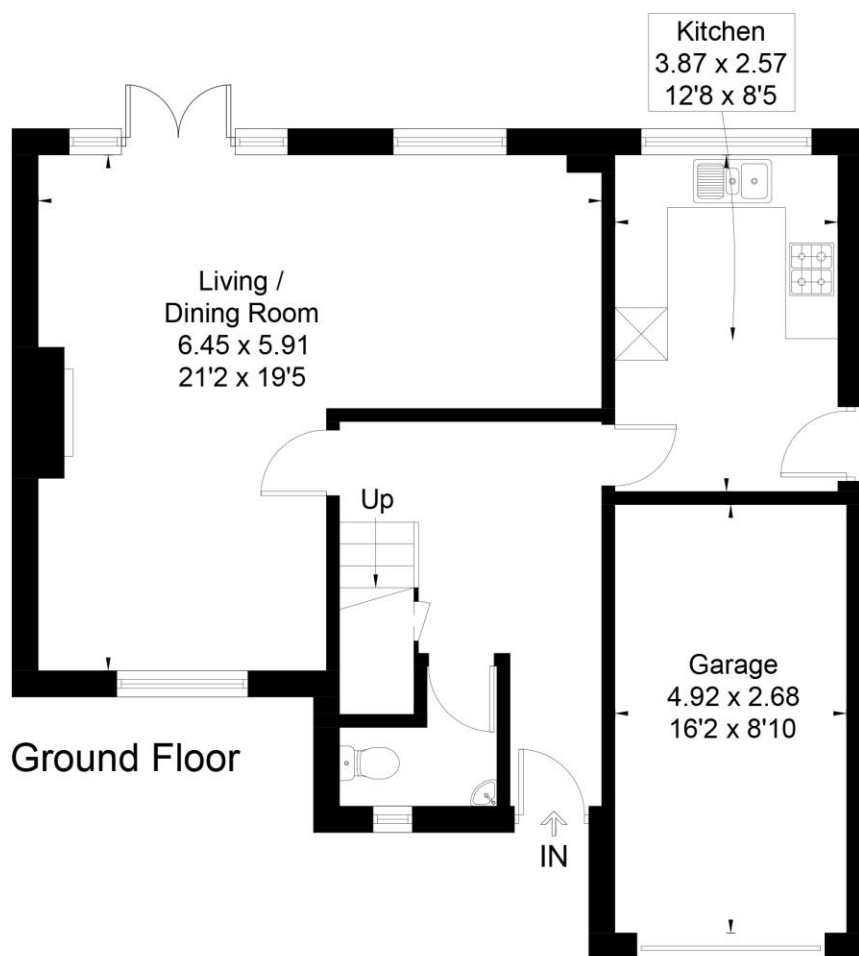
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:
Council Tax Band: F



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Approximate Floor Area = 117.5 sq m / 1265 sq ft
 Garage = 13 sq m / 140 sq ft
 Total = 130.5 sq m / 1405 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93993

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

27-29 High Street
 Tunbridge Wells, Kent TN1 1UU
 01892 533733
 tunbridgewells@bracketts.co.uk

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